



# Impressive detached family home

**2 Scott Farm Close, Thames Ditton, Surrey KT7 0AN**

Freehold







3 reception rooms • Kitchen/breakfast/family room • 6 bedrooms • 3 bathrooms (1 en suite) • Cloakroom • South-west facing garden • Garage and off-street parking

#### Local information

Scott Farm Close is a popular residential road situated in Thames Ditton. This attractive Surrey village offers both charm and country character yet lies only 17 miles south west of central London.

Ideally placed for commuting, the property is close to the mainline railway stations at Hinchley Wood and Thames Ditton (both 1.1 miles) and Surbiton (1.4 miles), all providing direct and regular services to London Waterloo.

By road, the A3 is under 2 miles away, providing access to central London, the M25 and the wider motorway network.

The local shops and amenities of the village itself are 1 mile from the property, with more extensive shopping available at Surbiton (1.4 miles) and Kingston upon Thames (2 miles).

The area is popular with families as there are many highly regarded schools both in the state and independent sector.

#### About this property

Occupying a wide corner plot, this impressive family home provides ample and flexible accommodation over three floors, which is ideal for modern family life.

You are welcomed in to the entrance hall via a useful porch which provides space for coats

and shoes. In addition there is a cloakroom and under stairs storage. The dual aspect reception room enjoys a feature fireplace and wooden floors which continue through the ground floor. Sliding doors with electric black-out blinds lead to the delightful conservatory which boasts electric blinds, air conditioning allowing it to be used all year round and enjoys lovely garden views and direct garden access. Double doors link the reception to the adjacent dining room which can also be entered via the entrance hall. Bi-folding doors provide direct access to the deck and garden beyond. The modern kitchen/breakfast/family room has ample units, wine fridge, a boiling water tap, integrated appliances and two sky lights which fill the room with natural light. There is space for a dining table in addition to the family area which has a range of bespoke built in bookcases and storage units. Again bi-folding doors provide direct garden access. A cloakroom and under stairs storage complete the ground floor accommodation.

On the first floor are four bedrooms, the largest of which benefits from an en suite shower room. The stunning family bathroom boasts a free standing feature bath and serves the remaining bedrooms on this floor. The principal bedroom sits on the second floor along with bedroom four which is currently used as a study. Both bedrooms enjoy Juliette balconies, built in storage



and air conditioning. Completing the accommodation on this floor is a shower room. Throughout the house, attractive plantation shutters have been fitted to the windows, all of which are double glazed.

Externally to the rear the south west facing landscaped garden offers an abundance of character with mature trees including an eucalyptus, pine and yuccas in addition to well-stocked beds providing a great level of seclusion. Artificial lawns with decking areas make the garden enjoyable whatever the weather and there is a sunken cedar clad hot tub. The garden has full power for lighting and entertaining as well as an irrigation system.

To the front the resin bonded driveway provides off-street parking in addition to the double garage. This garage further benefits from storage in the roof void. Mature shrubs and flowers provide good screening from the road.

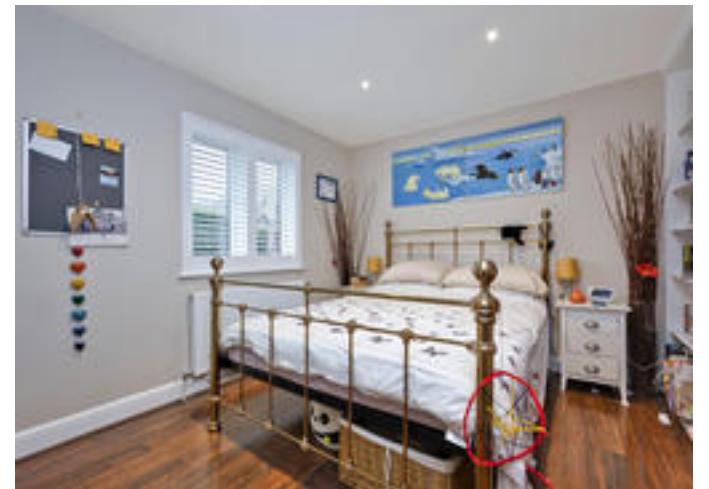
**Tenure**  
Freehold

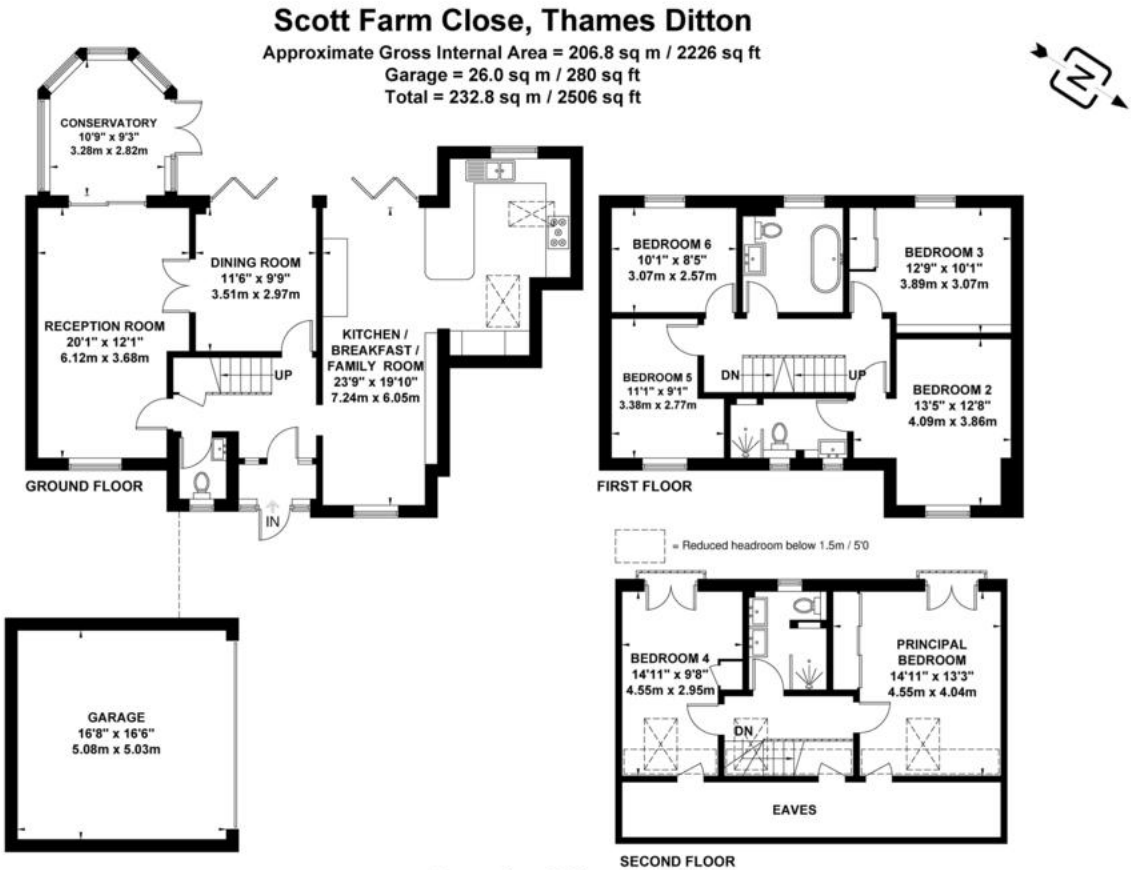
**Local Authority**  
Elmbridge Borough Council

**Viewing**  
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Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	77
EU Directive 2002/91/EC		

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